

AGN. NO. _____

MOTION BY SUPERVISOR DON KNABE

October 25, 2016

This project proposes to divide a 14 acre vacant property into three parcels in order to develop two hotels, including meeting rooms, banquet halls and restaurant facilities. Additionally, the project proposes community-serving commercial including retail stores, restaurants and offices offering goods and services to the surrounding communities. The subject property is located in unincorporated Rowland Heights near major transportation corridors including the 60 freeway, Gale Avenue and Nogales Street.

The project is adjacent to the City of Industry where commercial and industrial developments exist. The project's proposed architecture is compatible with the surrounding pattern of development. The development of the project would enhance the area with new and modern construction anchored by complementary architecture and a consistent and harmonized sign program. The project would also add jobs and economic opportunity to the local economy. Concerns have been raised regarding the proposed extended stay hotel for maternity tourism. In order to address this issue staff

MOTION

RIDLEY-THOMAS _____

KUEHL _____

KNABE _____

ANTONOVICH _____

SOLIS _____

has included a project condition that would limit the hotel patron's stay to 30 consecutive days.

On September 7, 2016, the Regional Planning Commission held a public hearing and voted unanimously to recommend to the Board approval of the project.

I, THEREFORE MOVE, THAT THE BOARD OF SUPERVISORS,

- (1) Close the public hearing for Project R2014-01529-(4) which includes the Zone Change, Vesting Tentative Parcel Map, CUP, Parking Permit and Environmental Assessment No. 2014-00121-(4); and
- (2) Certify the Final Environmental Impact Report associated with Environmental Assessment No. 2014-00121-(4), along with the required CEQA findings of fact, and Statement of Overriding Considerations, and adopt the associated Mitigation Monitoring and Reporting Program for the project pursuant to State and Local CEQA Guidelines.

I, FURTHER MOVE, THAT:

- (1) A condition be added to the CUP that limits any hotel patron's stay in the proposed extended-stay hotel portion of the Project to 30 consecutive days.
- (2) The Board indicate its intent to approve Vesting Tentative Parcel Map No. 072916, Zone Change No. 2014-00008-(4), Parking Permit No. 2014-00006-(4), and Conditional Use Permit No. 2014-00062-(4) with the added condition stated above; and
- (3) Instruct County Counsel to prepare the necessary findings and conditions and other documents consistent with this motion for the Board's consideration.

###